

REZONING SUPPORTING DOCUMENTATION INFORMATION:

1) How was the property zoned when the current owner purchased it?

The property was zoned Agricultural Improved when purchased, then updated to RS-1 Single Family Residential with the Jonesboro Comprehensive Plan adopted August 15, 1996.

2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?

The proposed rezoning is to allow the permit of a monopole Wireless Communications Facility, to improve the wireless coverage and network reliability in the area. The rezoning to C-3 is necessary to allow the proposed use by conditional approval of the City Council. The proposed parcel is adjacent to C-3 zoned properties along E. Parker Road, and will be contiguous in use with the proposed re-zoning.

3) If rezoned, how would the property be developed and used?

The property, 0.92 ac. in size, would be used for a proposed monopole wireless communications facility approx. 0.29 acre in size. This would be a long term installation. If removed in the future, the property size and location is compatible with alternate proposed commercial development allowed by the City's ordinance.

4) What would the density or intensity of the development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?

The proposed use would utilize 0.29 acre (10,285 square feet) of the 0.92 acre subject property being re-zoned. This proposed use includes a full landscape plan as part of the proposal, and would meet all required setback regulations for this district and use.

5) Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan?

Yes. The area is in a designated "High Intensity Growth Sector" per the proposed Land Use Map, which includes uses as "Automotive Dealerships", "Medical", and "Big Box Commercial". This is not proposed in a "Commercial Node" area. Per the older, but approved "Future Land Use 1995-2020" adopted in 1996, the site lies in a "Thoroughfare Commercial" area.

6) How would the proposed rezoning be in the public interest and benefit the community?

The proposed re-zoning is proposed just South of E. Parker Road, which runs alongside the busy U.S. 63/Joe N. Martin Expressway. There is an automotive dealership West of this property, with some Industrial property near the US-63 crossing. The proposed change to C-3 from R-1 will allow this small tract fronting the road to act as a "buffer" between this main thoroughfare and the residential properties further South. The proposed site will be both contiguous in location, and similar in size and character, to existing development along E. Parker Road. The proposed use will serve the area through increased wireless infrastructure reliability, and will provide improved public safety.

- 7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?

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- 8) Are there substantial reasons why the property cannot be used in accordance with existing zoning?

The R-1 Single Family Residential is not compatible with the spectrum of any Highway Commercial proposals allowed by the City in a C-3 (General Commercial) zone. A commercial development at this location represents the highest and best use of the property, as a single family residence next to this busy frontage road would be unsuitable.

- 9) How would the proposed rezoning affect nearby property including property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.

The rezoning would change the land use to similar land uses along E Parker Road. As a result, fronting this busy road, Commercial zoning represents its highest and best use, which will in no way harm adjacent property values. Fronting busy E. Parker Road, there will be no significant change in traffic. Any allowed use in C-3 would allow controlled development that would be harmonious to existing development through this area. As proposed commercial, no noise, lights, or vibrations would be applicable (such as in an Industrial zone). Finally, the adjacent tract surrounding the proposed on the East and South sides is a vacant 35.58 tract.

- 10) How long has the property remained vacant? The property has been either vacant or in cultivated crops since it was purchased prior to 1996.

- 11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

Very little to no impact, with none negative. With the properties fronting E. Parker Road, utilities are already in place along the property, with access off of E. Parker Road. The property is mostly flat, and not in a FEMA designated Flood Zone. Please note the multiple elevation points shown on the submitted survey show no more than a foot elevation difference across the entire property. Please note that the proposed development will have a full grading and drainage plan. The proposed development will have an all weather access off of E. Parker Road, and will be readily accessible by all emergency services.

12) If the rezoning is approved, when would development or redevelopment begin?

The proposed development of a Wireless Communications Facility would begin during the City's approval window, and after all regulatory approvals, to include City, State, and Federal, are in place. In addition, the City will require Conditional Use Approval (after the rezoning) for the proposed use.

13) How do neighbors feel about the proposed rezoning?

The neighbors will be notified through the City Ordinance's notification process, to include published notice and double signage at the site. Please note that the subject property was approved for Conditional Use in 2014 for the proposed use, with no remonstrators present.

14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. N/A, not requested here